

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
APRIL 11, 2019  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson Susan Peerson called the meeting to order at 9:01 a.m. Chairperson Susan Peerson adjourned the meeting at 12:51 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Susan Peerson – present  
Vice-Chairperson William Hofman – present  
Commissioner James Whalen – present  
Commissioner Douglas Austin – present / left at 12:41 p.m.  
Commissioner Vicki Granowitz – present  
Commissioner Dennis Otsuji – present  
Commissioner Stephen Haase – present

Staff

Corrine Neuffer, City Attorney – present  
Laura Black, Planning Department – present / left at 10:57 a.m. / returned at 12:06 p.m.  
PJ FitzGerald, Development Services Department – present  
Louis Schultz, Development Services Department – present  
Carmina Trajano, Recorder – present

**ANNOUNCEMENTS/PUBLIC COMMENT**

Don Gross commented on Fiesta Island information.

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

ITEM # 4 - THE VILLAGES AT SCRIPPS RANCH – COMMUNITY PLAN AMENDMENT INITIATION – WITHDRAWN.

**CONSENT AGENDA**

ITEM-1: ***Expedite***

**CAL TERRACE PA61 – PROJECT NO. 605191**

City Council District: 8                      Plan Area: Otay Mesa

Staff: William Zounes

Speaker slips in favor of the project submitted by Jimmy Ayala, Elizabeth Hansen, Hope Reilly, Justin Rosas, Matthew Gelbman, Michael Paul, Maykia Vang, Gerald Handler, Denise Handler, Michael Shoemaker and Rob Hixson

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER HOFMAN APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL ADOPT ADDENDUM NO. 605191 AND THE MITIGATION MONITORING, AND REPORTING PROGRAM TO PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 30330/304032 /SCH NO. 2004651076; APPROVE COMMUNITY PLAN AMENDMENT NO. 2152393; APPROVE REZONE NO. 2152398; APPROVE MASTER PLANNED DEVELOPMENT NO. 2265103; APPROVE SITE DEVELOPMENT PERMIT NO. 2152399; APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2192974; APPROVE VESTING TENTATIVE MAP NO. 2152396; APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. 2152395; AND APPROVE EASEMENT VACATION NO. 2261533; AND TO INCLUDE THE ERRATA REGARDING CONDITION NO. 40. Seconded by Commissioner Austin. The motion passed by a vote of 5-0-1 with Commissioners Peerson, Hofman, Austin, Granowitz and Otsuji voting yea and with Commissioner Whalen recusing.

ITEM-2: **SUNROAD OTAY 50 – PROJECT NO. 538140**

City Council District: 8                      Plan Area: Otay Mesa

Staff: Paul Godwin

Speaker slips in favor of the project submitted by Brett Tremaine, Rob Hixson, Michael Knpton, Tom Simmons, Dan Feldman and Greg Mason.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER AUSTIN APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL ADOPT ADDENDUM NO. 538140 TO THE OTAY MESA COMMUNITY PLAN UPDATE PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 30330/304032 AND ADOPT THE ASSOCIATED MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVE COMMUNITY PLAN AMENDMENT/GENERAL PLAN AMENDMENT NO. 2267188; APPROVE VESTING TENTATIVE MAP NO. 1905127; APPROVE SITE DEVELOPMENT PERMIT NO. 19050126; CITY COUNCIL APPROVE PLANNED DEVELOPMENT PERMIT NO. 1905121; APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. 1905124; and APPROVE PUBLIC EASEMENT VACATION NO. 1905122. Seconded by Commissioner Otsuji. The motion passed by a vote of 5-0-1 with Commissioners Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioner Peerson recusing.

**APPROVAL OF THE AGENDA**

Item 7 - 2018 STANDARDIZED REPORT OF THE CITY BOARDS AND COMMISSIONS – PLANNING COMMISSION was approved under the Consent Agenda.

**DIRECTOR'S REPORT**

PJ FitzGerald announced that on Tuesday, April 9<sup>th</sup> the Council confirmed the Mayor's appointment of Matthew Boomhower to the Planning Commission. She congratulated Mr. Boomhower and said that he will be joining the Planning Commission on May 9<sup>th</sup>.

**COMMISSION COMMENT**

Commissioner Austin commented that the Commission talked about Mixed-Use Zone last time which was interesting. He said that there was a question that came up about what happened over near the Mira Mesa area and asked the staff if there is any update on that.

Commissioner Granowitz commented that she realized what's happening with Civic San Diego is still under discussion and wondering if the Commission can find out what role, if any will be playing in the new formation in allocation of planning.

**DISCUSSION ITEMS**

ITEM-3: **RV/MINI STORAGE – PROJECT NO. 534380**

City Council District: 5

Plan Area: Rancho Penasquitos

Staff: Martha Blake

Speaker slips in favor of the project submitted by Corey Buckner, Jimmy Ayala, April Tornillo, John Leppert, John Becker, Elizabeth Hansen, Hope Reilly, Justin Rasas, Nick Walker and Valentina Bertolizio.

Speaker slips in opposition to the project submitted by Paul Magnano, Maryann Burcar, Hal Speckler, Mel Bearer, Selina Torres, Claudia Whitten, Sallie and Shaun Lynn, Giampaolo Bonetti, Carolyn Maunus, Colin Mani, Sarresh Kumar Varatharajan, James Atkinson, Ehsan Yazdjerde and Katherine Allison.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING STAFF'S RECOMMENDATION TO RECOMMEND CITY COUNCIL ADOPT ADDENDUM NO. 534380 TO ENVIRONMENTAL IMPACT REPORT NO. 89-1222/SCH NO. 91061052 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP); AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 2180790, SITE DEVELOPMENT PERMIT NO. 2266733, AND EASEMENT VACATION NO. 18872277. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea.

***Break: 10:23 a.m. – 10:37 a.m.***

**ITEM-4: THE VILLAGES AT SCRIPPS RANCH – COMMUNITY PLAN AMENDMENT INITIATION**

City Council District: 5

Plan Area: Scripps Ranch

Staff: Tony Kempton

No speaker slips in favor of the project were submitted.

Speaker slips in opposition to the project submitted by Wallace Wulfeck, Marvin Miles, Stuart Gross, Tony Allen, Amy Cleveland, Kristin Young Rayder and Sandra Wetzel-Smith.

**COMMISSION ACTION:**

THIS ITEM WAS WITHDRAWN.

**ITEM-5: FIESTA ISLAND AMENDMENT TO THE MISSION BAY PARK MASTER PLAN & LOCAL COASTAL PROGRAM AMENDMENT – PROJECT NO. 562189**

City Council District: 2

Plan Area: Mission Bay Park Master Plan

Staff: Sara Osborn

Speaker slips in favor of the project submitted by Gary Cannon, John Famula, James Bloom, Giovanni B Gorman, Aline Bender, Julie Brossy, Brian Bender, Walter Vida, James Gonzalez, Nancy Robinster, Kathy Archibald, Eddie Gonzales, David Greeley, Robert Wells Famula, Eleanor Girard, Tho T. Pham, Kathy Parrish, Linda Case, Debra Madden, Sandra Amison, Sandra Thompson-Nobile, Karen Riggs-Saberton, Chris Riggs-Saberton, Howard Zalopany, Lyn Doll, Walt Williams, Steve Tusso, Marissa Piper, Deborah Salzer, Kathryn Frost, Carolyn Chase, Pam Gordon, Jim Gordon, Giovanni Zerbi, Phyllis Walter, Cindy Schuler, Kathryn Howry, Benjamin Green, Matt Fuller, Dennis Schurmeir, Mark Smith, Johana Smith, Peggy (Margaret) Ray, Charlie Plavi, Melisa Palla and Nancy Arthur-McGeher, Judith A. Swink and Leslie Mazanec.

Speaker slips in opposition to the project submitted by John Heatherington and Frank Landis.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATION TO RECOMMEND TO CITY COUNCIL THE CERTIFICATION OF PROGRAM EIR NO. 562189/SCH. NO. 2017051034 AND RECOMMEND TO CITY COUNCIL APPROVAL OF THE AMENDMENT REFLECTING OPTION A, WHICH INCLUDES A FENCED IN OFF LEASH DOG PARK, A PARK ROAD EXTENSION, PARKING FACILITIES, A NON-MOTORIZED BOAT STORAGE AREA, AND A DEVELOPED PARK ADJACENT TO A SWIMMING BEACH. IN ADDITION, WHERE THE PROPOSED AMENDMENT CURRENTLY STATES, "AREAS DESIGNATED AS COASTAL LANDSCAPE INTENDED TO BUFFER WETLANDS, HABITAT, AND LEAST TERN PRESERVES SHOULD BE ENHANCED WITH APPROPRIATE VEGETATION NATIVE TO SOUTHERN CALIFORNIA AND COMPATIBLE WITH THE ADJACENT HABITAT," ADD "...AND WEEDS SHALL BE CONTROLLED TO ALLOW NATIVE PLANTS TO DOMINATE THE LANDSCAPE."

Seconded by Commissioner Otsuji. The motion passed by a vote of 6-0 with Commissioners Peerson Hofman, Austin, Granowitz, Otsuji and Whalen voting yea.

***Break: 11:58 a.m. – 12:03 p.m.***

**ITEM-6: COLLEGE AREA COMMUNITY PLAN AMENDMENT INITIATION FOR MONTEZUMA ROAD AND 63<sup>RD</sup> STREET – PROJECT NO. 624641**

City Council District: 9                      Plan Area: College

Staff: Elizabeth Ocampo Vivero

Speaker slips in favor of the project submitted by Brian Hansen, Jim Bartell, Keith Henderson and Joel Berman.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATION TO APPROVE THE INITIATION OF THE COMMUNITY PLAN AMENDMENT PROCESS. Seconded by Commissioner Hofman. The motion passed by a vote of 5-0-1 with Commissioners Peerson, Hofman, Granowitz, Otsuji and Whalen voting yea and with Commissioner Austin recusing.

ITEM-7: **2018 STANDARDIZED REPORT OF THE CITY BOARDS AND COMMISSIONS – PLANNING COMMISSION**

Staff: PJ FitzGerald

No speaker slips in favor of the item were submitted.

No speaker slips in opposition to the item were submitted.

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER HOFMAN APPROVING STAFF'S RECOMMENDATION TO APPROVE 2018 STANDARDIZED REPORT OF THE CITY BOARDS AND COMMISSIONS – PLANNING COMMISSION. Seconded by Commissioner Austin. The motion passed by a vote of 5-0-1 with Commissioners Peerson, Hofman, Austin, Granowitz, Otsuji and voting yea and with Commissioner Whalen recusing.